

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 30, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 30, 2011 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF June 20 and June 23, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of June 20 and June 23, 2011. The motion passed unanimously.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

REAL ESTATE- OLD BUSINESS

PRB # 11 - 129 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DPW / DCF
Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject lease agreement at 9:40 a.m. and concluded at 9:52 a.m.

REAL ESTATE- NEW BUSINESS

PRB # 11 - 131 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DPW / JUD
Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject lease agreement at 9:53 a.m. and concluded at 10:15 a.m.

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Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session and enter into Open Session. The motion passed unanimously.

OPEN SESSION

PRB # 11 - 127 **Transaction/Contract Type:** RE / Voucher

Origin/Client: DOT / DOT

Project Number: 102-278-034

Grantee: Alexander Renzuella Family Limited Partnership et al.

Property: 240 Connecticut Avenue, Norwalk, CT

Project Purpose: Interstate 95 Auxiliary Lanes, Interchanges 14 & 15 & Route 1 Improvements

Item Purpose: Acquisition of an easement area comprising approximately 305 SF for highway purposes, a right to grade and construct driveways, a right to remove a catch basin and construct a manhole.

PRB # 11 - 134 **Transaction/Contract Type:** RE / Admin. Settlement

Origin/Client: DOT / DOT

Project Number: 102-278-033

Grantor: Alexander Renzuella Family Limited Partnership et al.

Property: 248-252 Connecticut Avenue, Norwalk, CT

Project Purpose: Interstate 95 Auxiliary Lanes, Interchanges 14 & 15 & Route 1 Improvements

Item Purpose: Acquisition of an easement area comprising approximately 348 SF for highway purposes, two slope easements comprising 27 SF and 4 SF and a right to construct a driveway.

This DOT project is designed to improve safety and operational improvements to I-95 southbound between Interchanges 15 and 14.

PRB #11-127 is 0.16 acres (6,970 SF) improved with a 1,254 SF/GBA diner/fast food restaurant known as Swanky Franks. The site is triangular shaped, with 110 feet of frontage on the north side of Connecticut Avenue. The site is paved for parking. The zone is Business (B-2). DOT will acquire a defined easement for highway purposes of 305 sq. ft., a right to grade and construct driveways, a right to remove catch basin, and a right to construct manhole. The effect of the easement will be to restrict access to the subject property by curbing the frontage and restricting access via a 30' wide driveway. The appraiser determined that this would reduce the value of the subject property by 10% (severance).

PRB #11-134 is 0.18 acres (7,500 SF) of vacant commercial land, which is a gravel parking lot for the adjacent parcel owned by same Grantor. The subject site has 82.66 feet of frontage on the north side of Connecticut Avenue. The zone Business (B-2) requires a minimum of 12,000 SF, making this lot non-conforming, but available for assembling with abutting properties. The compensable items to be acquired are a defined easement for highway purposes of 348 sq. ft., two slope easements of 27 sq. ft. and 4 sq. ft., and a right to construct driveway. The effect of the easement will be to restrict access to the subject property by curbing the frontage and restricting access via a 30' wide driveway.

Ms. Goodhouse reported that these two items concern adjacent commercial properties under the same ownership. For administrative purposes, DOT received appraisal reports from two independent fee appraisers who differed in their opinion of the unit value (\$/SF). The negotiations for PRB #11-127 were conducted first, resulting in a voucher for \$65,000 issued to purchase easements as described above at the rate of \$69.00/SF. Subsequently, DOT presented an offer to purchase the necessary easements described in PRB #11-134 at the rate of \$50.00/SF. This was rejected by the Grantor, and an Administrative Settlement Agreement was

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achieved, based on \$69.00/SF. The award will be \$24,300 which is an increase of \$6,800 over the appraised value.

Ms. Goodhouse recommended approval of both items. The appraisal report developed for PRB #11-127 supports payment of damages based on \$69.00/SF, therefore it is entirely reasonable that a condemnation appeal with respect to PRB #11-134 would result in a court award based on that amount. The acquisitions comply with Section 13a-73(c) of the Statutes, governing the acquisition of property by the commission or transportation for highway purposes.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

Discussion on annual report performance metrics. Mr. Dillon presented preliminary information concerning Board activities during Fiscal Year 2011 including the number of agency proposals reviewed, the length of time required to review items, and the resulting savings to the State of Connecticut.

The Board took the following votes in Open Session:

PRB FILE #11-127 - Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #11-127. The motion passed unanimously.

PRB FILE #11-129 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-129. The motion passed unanimously.

PRB FILE #11-131 - Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #11-131, pending receipt of additional information on the scope of proposed tenant improvements. The motion passed unanimously.

PRB FILE #11-134 - Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #11-134. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary